

Exhibit 69

PLANTING NOTES:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS.

PLANTING PLAN IS DIAGRAMMATIC. SOME ADJUSTMENTS TO PLANT MATERIAL ELEMENT MAY BE REQUIRED DUE TO OBSTRUCTIONS OR ELEMENTS NOT SHOWN. PLANTING PLAN, ADJUSTMENTS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. PLANT QUANTITIES ARE ONLY APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL GRAPHICALLY SHOWN PLANT MATERIAL.

SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL PLANTING REQUIREMENTS, MATERIALS AND SOIL PREPARATION.

ALL TREES SHALL BE PRE-TAGGED AT NURSERY PRIOR TO DELIVERY. GENERAL CONTRACTOR SHALL COORDINATE TAGGING A MINIMUM OF SIX MONTHS PRIOR TO SCHEDULED INSTALLATION OR CONFIRMATION OF TAGGING OF TREES SHALL BE FORWARDED TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT TO REVIEW TREE SIZE.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT AVAILABILITY WITHIN THIRTY DAYS AFTER BID AWARD.

TOP DRESS ALL NON-TURF AREAS WITH SLOPES LESS THAN 3:1 WITH 3/4" TO 1" BARK MULCH, 2" DEPTH. SUBMIT SAMPLE.

LANDSCAPE ARCHITECT SHALL APPROVE ALL PROPOSED PLANT SUBSTITUTIONS PRIOR TO DELIVERY OF NURSERY STOCK.

PROTECT ALL EXISTING TREES 6" (SIX FEET) FROM FACE OF FOOTING.

PROVIDE PREPARED BACKFILL SOIL MIX FOR ALL PLANTS.



399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
FAX: 650.364.2618

BOHLEY CONSULTING

1875 SOUTH GRANT STREET, SUITE 550
SAN MATEO, CA 94402
650-358-1484 • FAX 650-358-1487

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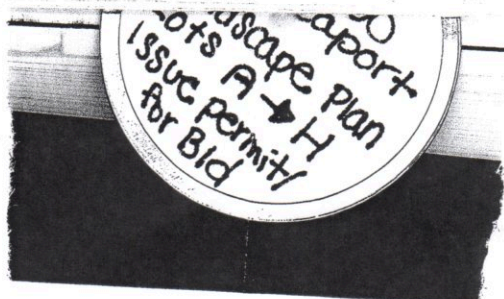
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Sheets

FILE NO.



PLANT LEGEND:

KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
ACBA	<i>Acacia baileyana</i>	Bailey Acacia	See Plan
CACU	<i>Casurina cunninghamiana</i>	River She-Oak	See Plan
CEDE	<i>Cedrus deodara</i>	Deodar Cedar	See Plan
GIBI	<i>Ginkgo biloba 'Fairmount'</i>	Maidenhair Tree	See Plan
LISY	<i>Liquidambar styraciflua</i>	American Sweet Gum	See Plan
LYFL	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	See Plan
MEQU	<i>Melaleuca quinquenervia</i>	Cajuput Tree	See Plan
MEEX	<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	See Plan
PHCA	<i>Phoenix canariensis</i>	Canary Island Date Palm	15 ft. Tall
PIPI	<i>Pinus pinea</i>	Stone Pine	See Plan
PICH	<i>Pistacia chinensis</i>	Chinese Pistache	See Plan
POCA	<i>Populus canadensis</i>	Carolina Poplar	See Plan
POTH	<i>Populus n. 'Italica' var. 'Thieves'</i>	Thieves Poplar	See Plan
PRBL	<i>Prunus bilseliana</i>	Flowering Plum	See Plan
PRKR	<i>Prunus c. 'Krauter Vesuvius'</i>	Purple Leaf Plum	See Plan
PRTH	<i>Prunus c. 'Thundercloud'</i>	Purple Leaf Plum	See Plan
PYBR	<i>Pyrus c. 'Bradford'</i>	Bradford Pear	See Plan
PYCH	<i>Pyrus c. 'Chanticleer'</i>	Chanticleer Pear	See Plan
PYKA	<i>Pyrus kawakamii</i>	Evergreen Pear	See Plan
SABA	<i>Salix babylonica</i>	Weeping Willow	See Plan
TRCO	<i>Tristania conferta</i>	Brisbane Box	See Plan

SHRUBS

AGPE	<i>Agapanthus 'Peter Pan'</i>	Dwarf Lily-of-the-Nile	1 Gal. at 12" o.c.
ALHU	<i>Alyogyne huegelii</i>	Blue Hibiscus	1 Gal. at 36" o.c.
ATBR	<i>Atriplex l. breweri</i>	Brewer Saltbush	1 Gal. at 36" o.c.
AUUN	<i>Auburnia unedo</i>	Strawberry tree	5 Gal.
CHMA	<i>Chrysanthemum maximum</i>	Shasta Daisy	1 Gal. at 12" o.c.
COIV	<i>Correa 'Ivory Bell'</i>	White Australian Fuchsia	1 Gal. at 36" o.c.
COMI	<i>Cotoneaster microphytus</i>	Rockspray Cotoneaster	1 Gal. at 36" o.c.
DIVE	<i>Dietsa vegeta</i>	Fortnight Lily	1 Gal. at 36" o.c.
EUPE	<i>Euryops pectinatus</i>	Golden Shrub Daisy	5 Gal.
HEHY	<i>Hemerocallis Hybrid</i>	Daylily	1 Gal. at 12" o.c.
KNUV	<i>Kniphofia uvaria</i>	Red-hot Poker	1 Gal. at 24" o.c.
LIPE	<i>Limonium perezii</i>	Sea Lavender	1 Gal. at 24" o.c.
SACH	<i>Santolina chamaecyparissus</i>	Lavender Cotton	1 Gal. at 24" o.c.
TUVI	<i>Tulbaghia violacea</i>	Society Garlic	1 Gal. at 12" o.c.

GROUNDCOVERS

AMME	<i>America merittiana</i>	Sea Pink	1 Gal. At 12" o.c.
ASSI	<i>Astilbe simplicifolia</i>	False Spirea	1 Gal. At 12" o.c.
ATSE	<i>Atriplex semibaccata</i>	Australian Salt Bush	1 Gal. At 12" o.c.
CEYA	<i>Ceanothus g. h. 'Yankee Point'</i>	Ceanothus	1 Gal. At 36" o.c.
COKI	<i>Coprosma kirkii</i>	Coprosma	1 Gal. At 12" o.c.
DUIN	<i>Duchesnea indica</i>	Mock Strawberry	rd. Cuttings at 9"
EUFO	<i>Euonymus fortunei</i>	Winter Creeper	1 Gal. At 12" o.c.
GAWH	<i>Gazania 'Mitsuba White'</i>	Trailing Gazania (White)	rd. Cuttings at 9"
GAYE	<i>Gazania 'Mitsuba Yellow'</i>	Trailing Gazania (Yellow)	rd. Cuttings at 9"
GEVA	<i>Genista pilosa 'Vancouver Gold'</i>	Broom	1 Gal. At 12" o.c.
JUEM	<i>Juniperus h. 'Emerald Spreader'</i>	Emerald Spreader Juniper	1 Gal. At 12" o.c.
LAMO	<i>Lantana montevidensis</i>	trailing Lantana	1 Gal. At 12" o.c.
LOHA	<i>Lonicera J. 'Halliana'</i>	Halls Honeysuckle	rd. Cuttings at 9"
LYNU	<i>Lysimachia nummularia</i>	Money Wort	1 Gal. At 12" o.c.

GRASSES

CAST	<i>Calamagrostis a. 'Stricta'</i>	Feather Reed Grass	1 Gal. at 36" o.c.
CAFR	<i>Carex c. 'Frosty Curls'</i>	Blue Sedge	1 Gal. at 12" o.c.
CHLA	<i>Chasmanthium latifolium</i>	Bamboo Grass	1 Gal. at 36" o.c.
ELGL	<i>Elymus a. 'Glaucus'</i>	Blue Lyme Grass	1 Gal. at 36" o.c.
ELCA	<i>Elymus c. 'Canyon Prince'</i>	Lyme Grass	1 Gal. at 36" o.c.
FEGL	<i>Festuca o. 'Glaucus'</i>	Blue Fescue	1 Gal. at 12" o.c.
HESE	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal. at 24" o.c.
MIVA	<i>Miscanthus s. 'Variegatus'</i>	Variegated Japanese Silver Grass	1 Gal. at 36" o.c.
PERU	<i>Pennisetum s. 'Rubrum'</i>	Purple Fountain Grass	1 Gal. at 24" o.c.
PHPI	<i>Phalaris a. 'Picata'</i>	Ribbon Grass	1 Gal. at 24" o.c.

PLANT LABEL LEGEND